



30 MANOR LANE, LONDON, SE13 5QP

DESIGN, ACCESS AND HERITAGE STATEMENT

Prepared by,



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INTRODUCTION

This Design, Access and Heritage Statement has been prepared in relation to a planning application for various alterations to the front elevation and front garden at 30 Manor Lane, London, SE13 5QP.

The statement details a description of the site and proposed development, including the use, scale, layout, appearance, landscaping, and access of the property. It includes relevant guidance as well as detailed assessment and justification of the proposal, including local precedents.

The Heritage Statement has been prepared, as required, in view of the location of the site within the Lee Manor conservation area. The area was designated as such in 1975 for its special architectural and historic character and appearance.

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AREA APPRAISAL

The application property is located within the Lee Manor conservation area on the west side of the southern part of Manor Lane with its rear garden bordering the rear gardens of the properties on Manor Lane Terrace. The Council's Supplementary Planning Guidance for the Lee Manor conservation area details how housing extended westwards from Burnt Ash Road after 1870. The Ordnance Survey map of 1870 shows the area including the Manor House and gardens just before the main phase of development, surrounded by fields to the south and just a few large villas lining the northern end of Burnt Ash Road. The Ordnance Survey map of 1894 – 96 records the development in progress and by the time of the time of the third edition 25th Ordnance Survey map's publication of the area in 1916 the majority of plots had been developed, including 30 Manor Lane, with only a small number of vacant sites remaining. Loss of a number of buildings during the second world war as a result of bombing resulted in the spaces being infilled and this includes the application property.

Manor Lane is defined as being within Character Area 1c which comprises late 19 Century and early 20 Century residential properties forming the core of the conservation area. This subdivision of Character Area 1 is distinguished by the presence of medium sized and small town houses including detached, semidetached and terraced properties that share much in common with the larger properties in Character Area 1b.





Manor Lane – street views

THE APPLICATION PROPERTY

30 Manor Lane is a mid-terrace single fronted house set back from the road. It comprises a single-family dwelling in its row of six terrace properties. The houses on this part of Manor Lane form a series of opposing short rows of low storey terraces, comprising an asymmetric frontage with a front door and a first-floor window over to one side and a large bay window of two storeys to the other. They have small front gardens with larger plots behind. No. 30 features a low red brick front boundary wall with pedestrian gate. Yellow brick makes a very significant contribution to the appearance of the conservation area. Most of the buildings, including 30 Manor Lane, are constructed of this material. Red brick has been used on many buildings as a contrast with the stock brick to provide architectural details including decorative banding. It makes an understated contribution to the visual quality of the buildings where it has been used. The application property includes red brick detail around the door and windows, as well as a decorative red brick band. It, however, does not have the white painted stucco details common to the area. As described above, the application property was rebuilt along with No.'s 32, 34 and 36 Manor Lane after suffering bomb damage during the second world war. Within the terrace of six properties, No.'s 26 and 28 are original. The primary differences, as well as the absence of white painted stucco detail, between the rebuilt dwellings compared to the two original properties, are the shape and size of the double storey bay windows and that they include a tile hung feature between the two bays.



30 Manor Lane - rebuilt



26 and 28 Manor Lane – original dwellings



The terrace of 6 properties

OVERVIEW OF THE PROPOSAL INCLUDING ASSESSMENT OF THE SIGNIFICANCE OF THE PROPERTY

The planning application is for works to the front of the 30 Manor Lane. These include replacing all the existing aluminium windows with uPVC and the front door with a composite door. The proposed front door and surround will include stain glass elements that are clearly illustrated on the proposed elevation drawing. The existing single skin front boundary wall is proposed to be replaced with a low-level double skin yellow stock brick wall and railings. The proposal also includes works to the front garden, to include slate tiles, a Victorian tiled mosaic path, bin and bicycle stores and garden planters. Given the property is not original, these works would enhance and greater positively contribute to the heritage aesthetic of the property within the conservation area.



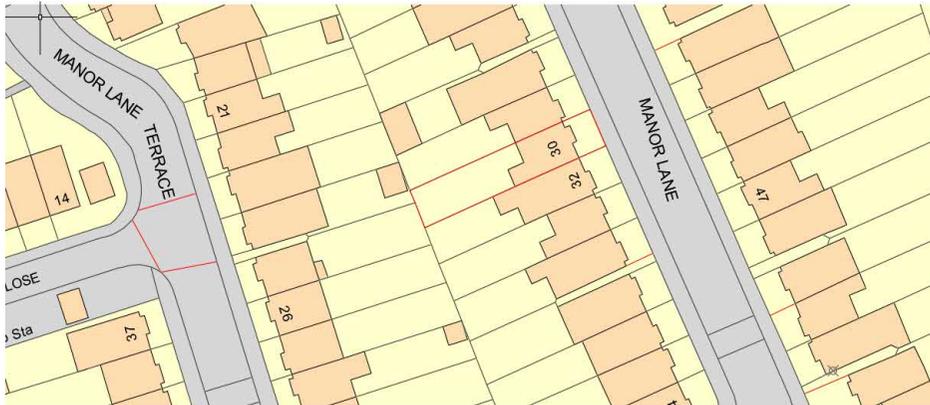
Existing front elevation of 30 Manor Lane



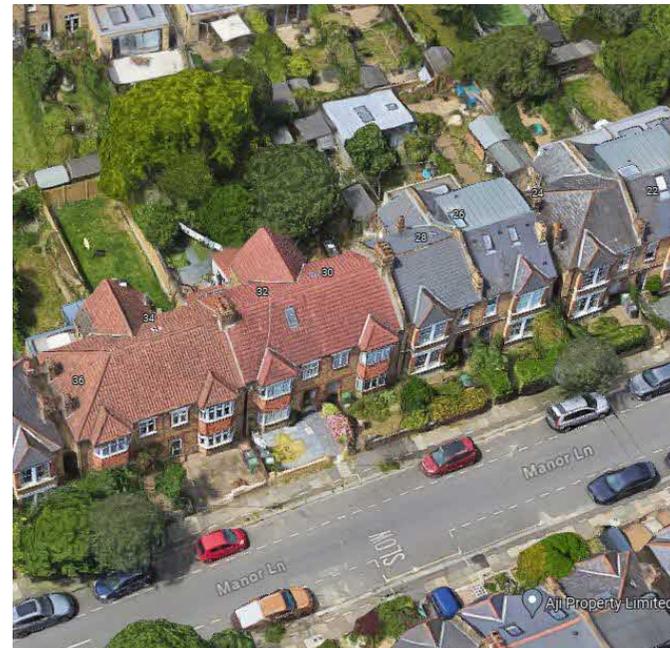
Existing front door and windows at 30 Manor Lane

The use of the house would remain a single-family dwelling.

The proposed alterations have been carefully considered in terms of the appearance of 30 Manor Lane and its contribution to the character of the conservation area. Given that No 30 is not original the proposed works would have only positive and no detrimental visual, architectural or heritage impact nor would they have any impact on the significance of the property in relation to its location in the conservation area, the street scene of Manor Lane or the dwelling's immediate neighbours including those in its terrace of six. Additionally, as the work would be solely at the front, the proposed alterations would have no visual impact when No 30 Manor Lane is viewed from the rear gardens of the properties on Manor Lane Terrace.



Site plan



Aerial view from front

RELEVANT GUIDANCE

Relevant national guidance is contained within the National Planning Policy Framework (NPPF). Section 12 focuses on the need to conserve and enhance the historic environment. Annex 2 defines conservation as “the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. This is an important definition because it recognises that change to the historic environment is inevitable and makes it clear that conservation does not imply preventing or resisting change. Instead, it suggests that change should be managed that heritage significance is sustained.

The definition of conservation also confirms that change should be embraced and not resisted. Change is only harmful if it erodes the significance of the heritage asset in question. Paragraph 128 states that Councils should require an applicant to provide a description of the significance of an asset which is detailed above.

Guidance within the Lewisham Local Plan Alterations & Extensions SPD which was adopted in April 2019 aims to strengthen the design process and ensure that alterations and extensions meet the highest design standards as required by planning policy. Currently there is great local interest in the ‘don’t move – improve’ approach and the Council wishes to help residents stay in their properties by accommodating their changing needs. It advises, well designed extensions and alterations can increase the amount and quality of accommodation and enhance the appearance of buildings. It goes on to state that the improvement and conversion of existing buildings also makes effective use of urban land and makes good environmental sense. It notes the potential to improve and enhance our community and Borough.

In terms of details specific to the application site, the Lee Manor conservation area Conservation Appraisal offers a comprehensive oversight and information to guide development proposals. This enhances policy contained within the London Plan, Lewisham Core Strategy, Site Allocations Local Plan, Development Management Local Plan and Lewisham Local Plan Alterations & Extensions SPD which seek to preserve and enhance the character and appearance of the Borough’s heritage assets.

THE PROPOSAL IN DETAIL

The proposed alterations to the front of No 30 Manor Lane seek to enhance the aesthetic appeal of the home. Given the property is not original, these works would positively contribute to the heritage character of the property and therefore its architectural merit within the Lee Manor conservation area. As outlined above, the proposals include replacing all the existing aluminium windows with uPVC replacements and front door with a composite replacement. The existing front door is dated and out of keeping within the heritage location and the replacement door and surround will include stain glass elements all of which are illustrated on the proposed elevation drawing. Below are images of a front door and surround, path, mosaic tiles and slate paving similar to the proposed.



The existing brown coloured window frames would be replaced with white which are better matched to those of neighbouring dwellings. The drawings also include the specific dimensions of all the proposed windows and replacement front door and surround. The alterations would also include the existing single skin front boundary wall being replaced with a low-level double skin yellow stock brick wall and railings. Again, there are several neighbouring dwellings featuring a similar boundary demarcation. Below is an image of a front boundary wall similar to the one being proposed.



Currently the front garden area is overgrown, and the front path is paved with concrete tiles unsympathetic to No 30's location within the conservation area. The proposed slate tiles, Victorian tiled mosaic path, as well as discrete and attractive bin and bicycle stores further add to the improvement to the front of 30 Manor Lane. The bin store would be a triple width anthracite timber construction with a green roof. The bike store would match, being also anthracite grey in colour. The proposed garden planters would be positioned inside the front boundary wall thereby adding a softer natural element into the space. Once again, there are other dwellings on Manor Lane that already benefit from such attractive features. Images below of a bin store, refuse and recycling store and planters similar to the proposed.

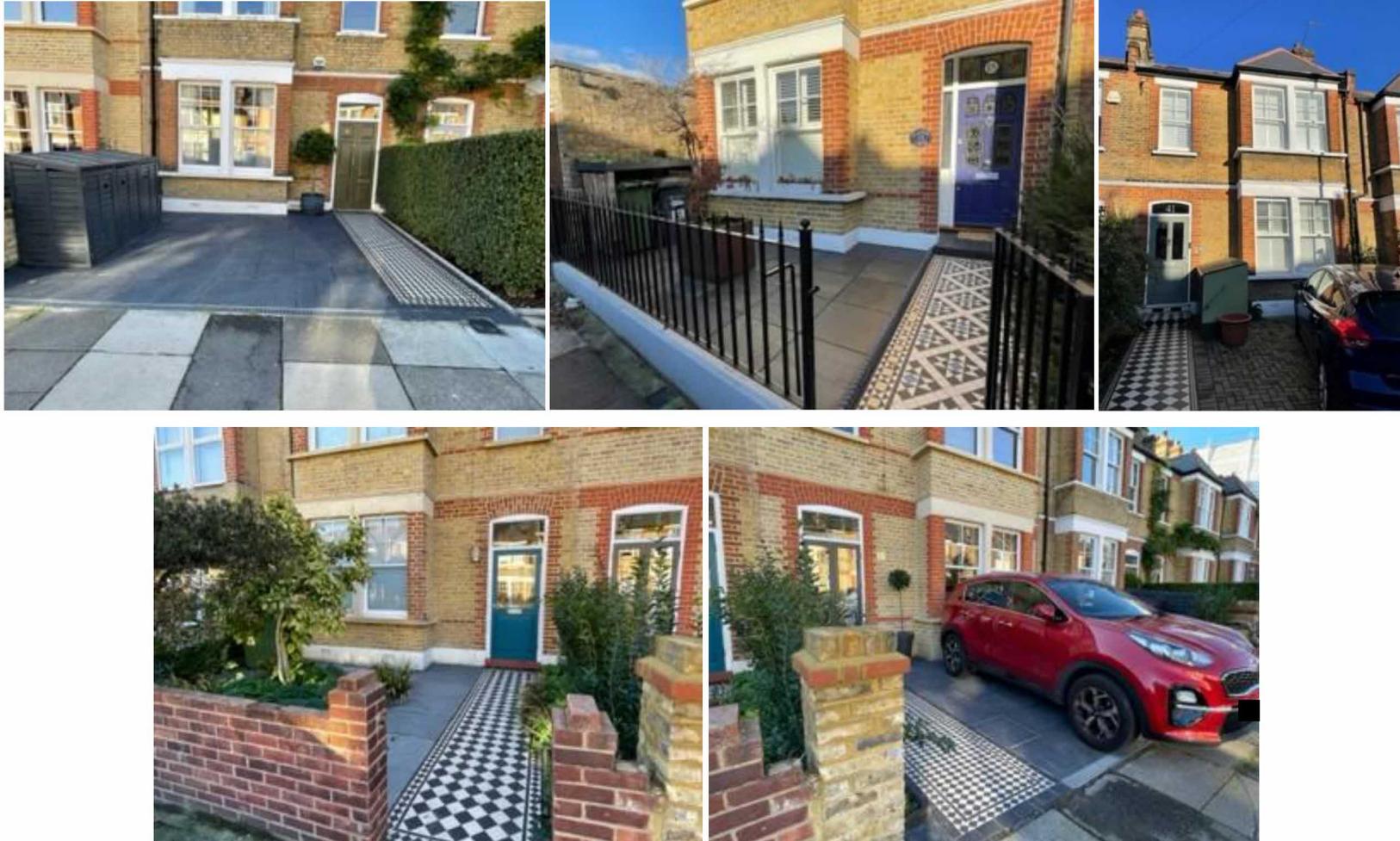


Below are images of the existing front boundary wall, path and front garden area, front door and surround and windows at 30 Manor Lane.





Existing front of 30 Manor Lane showing boundary wall, path, garden area and refuse and recycling bins, door and surround and windows.





Neighbouring properties with similar features to those being proposed – No.'s 41, 15, 16, 20, 18, 27 and 37

As described and illustrated above, many of the properties on Manor Lane already benefit from similar features to those being proposed that will ensure 30 Manor Lane's contribution to the neighbourhood and character of the conservation area.

The Council's design guidance acknowledges the use of specific materials to retain the character of the area, and the proposed development follows these guidelines. The scheme respects the main house and is sympathetic in form, materials and architectural details to the host property and surrounding area. Further, taking into consideration sustainability, the proposed application includes high performance insulation, windows, and doors. The use of HCFC, CFC and ozone depleting substances would be materials to be avoided. Whereas materials obtained from sustainable sources would be used as a priority.

Again, as described above, the proposed alterations at the front would have no impact to the rear of 30 Manor Lane.

As well as there being no increased traffic to and from the property because of the proposals, the on-street parking provision will not change. The refuse storage and recycling at No 30 will be improved as well as the added practical benefit of the inclusion of bicycle storage at the property.

30 Manor Lane is located close to both Lee & Hither Green railway stations, with services to central London & Kent. There is a local bus route (273) enabling travel towards Lee and Lewisham. The proposed scheme will not affect the current dwellings use of private/public transport.

CONCLUSION

With both national planning policies and the Council's own adopted policies acknowledging that conservation areas can accommodate change, there is no objection in principle to the works that are proposed by this application.

In brief, the property can accommodate modest alterations provided that they do not cause harm to the architectural merit of the existing dwelling or the balance of the property when viewed with adjacent and other properties along the street.

More specifically, the proposals have been carefully designed and considered. The proposals are derived from an understanding of the existing property, its design and construction materials, and its position within the local conservation area. The alterations proposed respond to the character of the original and provide an attractive and welcome enhancement that is appropriate in scale and material to its setting. There would be no unacceptable impact on adjacent properties or unacceptable encroachment of outlook or visual amenity.

In summary, the proposed has been sensitively designed and it is mindful of the conservation area location. The application therefore represents an attractive and practical enhancement to the existing house, meeting the needs of its inhabitants, and it integrates into its setting within the Lee Manor conservation area.

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